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10 UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

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12 UNITED STATES OF AMERICA, ) No. 2:22-cv-02902-JLS-PDx  
13 Plaintiff, ) **CONSENT JUDGMENT OF FORFEITURE**  
14 v. )  
15 REAL PROPERTY IN LOS ANGELES, )  
16 CALIFORNIA, )  
17 Defendant. )  
18 \_\_\_\_\_ )

19 WHEREAS Plaintiff United States of America ("United States" or  
20 "the government"), and Claimants WRH, Inc., Gurgun Khachatryan, and  
21 Artyom Khachatryan ("Claimants," and together with the United States,  
22 the "Parties"), have made a stipulated request (the "Stipulation") for  
23 the entry of this Consent Judgment, which is dispositive of this  
24 action;

25 NOW THEREFORE, the Court, having considered the Stipulation and  
26 the record of this case, and good cause appearing therefor, HEREBY  
27 FINDS, ORDERS, ADJUDGES AND DECREES:

28 1. The Court approves the terms of the Stipulation and

1 incorporates them into this Consent Judgment.

2 2. A judgment of forfeiture is entered for the United States as  
3 to the defendant real property in Los Angeles, California described  
4 as:

5 Lot 36 of Tract No. 9061, in the City of Los Angeles, County  
6 of Los Angeles, State of California, as per Map recorded in  
7 Book 121, Pages 64 to 66 inclusive of Maps, in the Office of  
the County Recorder of said County

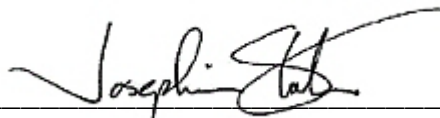
8 with Assessor's Parcel Number 4359-013-027 (the "Defendant Property"),  
9 and also known as 530 South Mapleton Drive. Title to the Defendant  
10 Property, and all rights and interests therein, is forfeited to the  
11 United States. Upon entry of this Consent Judgment, only the United  
12 States shall have any interest in the Defendant Property. Any and all  
13 interests that any other party may have had in the Defendant Property  
14 are hereby extinguished.

15 3. This Court's order authorizing interlocutory sale of real  
16 property and substitution of the res (DE 36) is hereby vacated.

17 4. The United States shall dispose of the Defendant Property in  
18 accordance with the law and the terms of the Stipulation and shall be  
19 able convey clear title to the Defendant Property. As provided in the  
20 Stipulation, Claimants shall have an interest in the net proceeds of  
21 any sale of the Defendant Property.

22 5. The Court shall retain jurisdiction to effectuate the terms  
23 of this Consent Judgment and the Stipulation.

24 DATED: June 30, 2024

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26 HON. JOSEPHINE L. STATON  
27 UNITED STATES DISTRICT JUDGE  
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